Petitioners

DNING FOUND

* BEFORE THE

E/S Chestnut Oak Rd., 307+/of c/l Amuski Road 8519 Chestnut Oak Road 9th Election District 4th Councilmanic District William Ridgely, et ux

* ZONING COMMISSIONER . OF BALITIMORE COUNTY

* Case No. 94-235-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

.

This matter comes before the Zoning Commissioner as an administrative variance filed by William 1. Ridgely and Virginia A. Ridgely, his wife, for that property known as 8519 Chestnut Oak Road in the Ridgeleigh subdivision of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the infor mation available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general weifare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

LES:mmn

ZONING COMMISSIONER FOR BALTIMORE COUNTY

94-235-A

Due to the determation of existing carport a replacement is necessary. The new-carpert needs to be extended by 11 feet (from 19 feet to 30 feet) in order to accomodate the tennante large van. Due to the execting aciditione by neighbor on both side of this ally - especially 8517 Chestnut Clak Krad, eve ful thus extension is in kuping with the general appearance of the neighborhood If we have to move the carpent 21/2 feet from centural property line - it means we will have to add 2 1/2 for of concrete on other side of existing pad and a pron. The means we must remove and replace the existing chain link fence. The existing chain link fence is on the property ally line as are all others on both side of their alley (see photographe).

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

County this day of January, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport within 0 ft. of the side property line in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief

condition.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

January 27, 1994

Mr. and Mrs. William I. Ridgely 215 Margate Road Lutherville, Maryland 21093

> RE: Petition for Administrative Variance Case No. 94-235-A Property: 8519 Chestnut Oak Road

EXAMPLE 3 – Zoning Description

print on 8-1/2" x 11" sheet.

Election District __q__

Block 4A, Section #

(name of subdivision)

(square feet and acres)

RIDGELEIGH

(number of feet of right-of-way width)

centerline of the nearest improved intersecting street. A musk

Book # JWB NO14 , Folio # 34 , containing

*If your property is not recorded by Plat Book and Folio Number,

then DO NOT attempt to use the Lot, Block and Subdivision

description as shown, instead state: "As recorded in Deed

Liber ____, Folio ____" and include the measurements and directions (metes and bounds only) here and on the plat in the

Three copies are required. Copies of deeds cannot be used in place of this

zoning description for 8519 Chestnut Oak Road

description. Use this fill-in format provided whenever possible; otherwise, type or

which is 60' (number of feet of right-of way width)

wide. *Being Lot # 10

as recorded in Baltimore County Plat

in the subdivision of

side of Chestaut

(name of street)

Dear Mr. and Mrs. Ridgely:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> awrence E. Schmidt Zoning Commissioner

> > 94-235-A

LES:mmn encl.

for the property located at Z517 hestman Oak For which is presently zoned test This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) A CARDERT WITHIN O'CE THE JOHN PROPERTY CONE IN LIEN OF THE PERCENT 2.5! of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, (indicate hardship or a Meed extended corport to accommodate tenant, large and front the phones of & If comport is moved 21 pert from existing a HI was much at 1 21/2 feet of con me con other side of existing part + open (cor Promision) a we must also remove + replace existing these this front economie (4) Easting conditions of properties in neighborhood would not be advenly offer the Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County I/We do enternly declare and affirm under the penalties of perjuly. that the are the legal numerial of the property which is the subject of this Petro Contract Purchaser/Less (Type or Print Name)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Hype of Print Name: Synature Alina a Padgely 215 Margale Read 321 1770 (Type or Print Name) Lutherville Maryland 21643 Minginia A Ridgely that the subject matter of this petition be set for a public hearing, advertised as required by the laning Regulations of Baltimare County in two newspapers of general

> Zoning Commissioner of Baltimore County ITEM 0: 238

DEPARTMENT OF BALTIMORE COUNTY 94-235-17

Posted for: VIII76	Date of Posting 12/23/13
Potitioner: Wan 4 Virginia Michael Location of property: 9378 Chatast	Ook Re
Location of Signe . Jave 19 Trodwoy , C	2 rs. piroperty being to 11-6.
Remarks: Posted by	Date of return: 12/3/12

Rall'more Cau, t. Zoning Administration & Development Management 111 West Chasapeake Avenue Towson, Mary land 21204	23 9 [POCOLIDI 94-235-A
- 12-8-93	Mumber James
VIRGINIA FIRELY	8519 Chestart Of
April U. (010)	50.
105 NWG (080)	35.
	85.0

0260210038N1CHRC

Affidavit in support of Administration Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to

That the Affiant(s) does/do presently reside at 215 Margate Road Lutherville Md 21093

testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

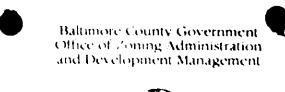
De altacked That Affiant(s) acknowledge(s) that if a protest is filed. Affiant(s) will be required to pay a reposting and advertising fee and may be regulited to provide additional information.

1 HEREBY CERTIFY. this State day of Mary Public of the State

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made onth in date form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal. Necember 8, 1993

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising: Item No.:_ 238

Arnold Jablon, Director

Zoning Administration and Development Management

Pat Keller, Deputy Director

Office of Planning and Zoning

Petitions from Zoning Advisory Committee

Location: FS17 LP11 OPK RC. 5A-TO M/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Office of Planning and Zoning has no comments on the following petition(s):

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Items No. 226, 227, 238, 234, 237, 238, 239, 240, 242, and 244

PLEASE FORWARD ADVERTISING BILL TO:

Printed on Recycled Paper

(Revised 04/09/93)

DATE: September 22, 1993

14-235A

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21201

(410) 887-3353

January 3, 1994

Mr. and Mrs. William L. Ridgely 215 Margate Road Butherville, Maryland 21093

> RE: Case No. 94-235-A, Item No. 238 Petitioner: William I. Ridgely, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Ridgely:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 7, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation State Highway Administration

O James Lighthizer Secretary Hal Kassoff Administrator

⊠Va

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1.1 11 90

Re: Baltimore County Item No.: .x /27 () (11)

Dear Ms. Minton:

Room 109

Ms. Charlotte Minton

Zoning Administration and

Development Management

111 W. Chesapeake Avenue

Towson, Maryland 21204

County Office Building

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

JOANN (11) MARTICAL, ACTIVITY (1111) **Engineering Access Permits**

My telephone number is ______ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baitimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Zoning Agenda: ADMIN, VAPIANCE

attending to the second

REVIEWER: LT. ROBERT P. SAUERWALD Fire Prevention, PHONE 887-4881, MS-1102F

cc: File Printed on Recycled Paper

700 East Joppa Road Suite 901

Baltimore County Office Building

(8519 CHESTNUT OAK RD.)

Towson, MD 21286 5500

. Zoning Administration and

Development Management

Arnold Jablon

Towson, MD 21204

Item No.: 238 (JCM)

Director

Gentlemen:

● 74-235-A

8501 Chestrut Oals, full stochade

Baltimore County Government

Fire Department

RE: Property Owner: WILLIAM I. PIDGELY & VIRGINIA A. PIDGELY

LOCATION: E/S CHESTNUT OAK RD., 307'+/- OF CENTERLINE AMULEI PD.

Pursuant to your request, the referenced property has been surveyed

by this Bureau and the comments below are applicable and required to

be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.



View up alley from amuski

CHESTNUT OAK 60-0 R/W LOT 10 NO **8**519 NO 8521 40 \$517 RIDGELY CAR 6-8 x II-8 10-6 HIGH TRAPASED CARPART EXTENSION

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

December 22, 1994

111 West Chesapeake Avenue

Towson, MD 21204

NOTICE OF CASE NUMBER ASSIGNMENT

TO: William and Virginia Ridgely 215 Margate Road Lutherville, Maryland 21093

CASE NUMBER: 94-235-A (Item 238) 8519 Chestnut Oak Road E/S Chestnut Oak Road, 307'+/- of c/l Amuski Road 9th Election District - 4th Councilmanic

Please be advised that your Petition for Aministrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 26, 1993. The closing date (January 10, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

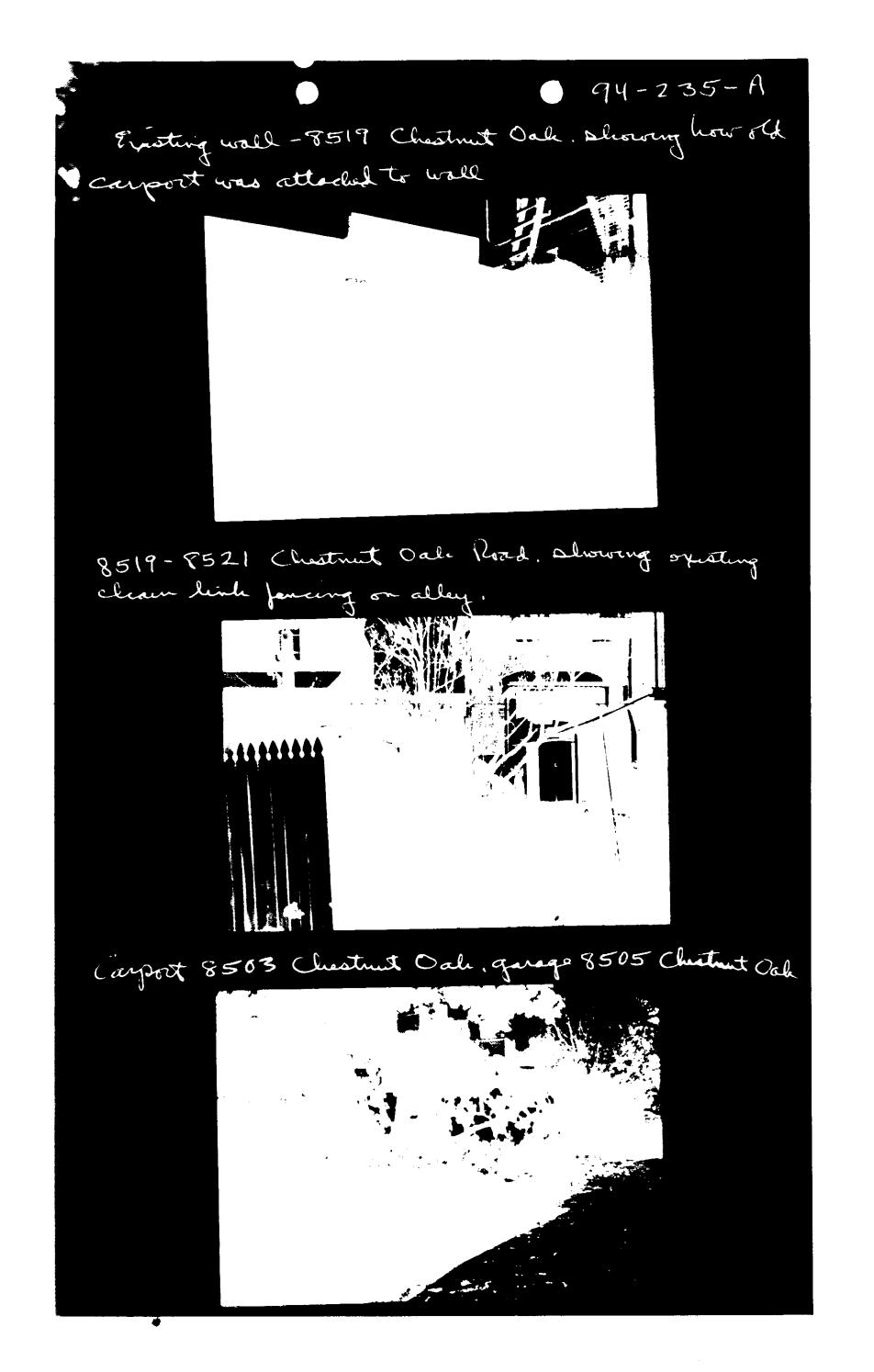
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

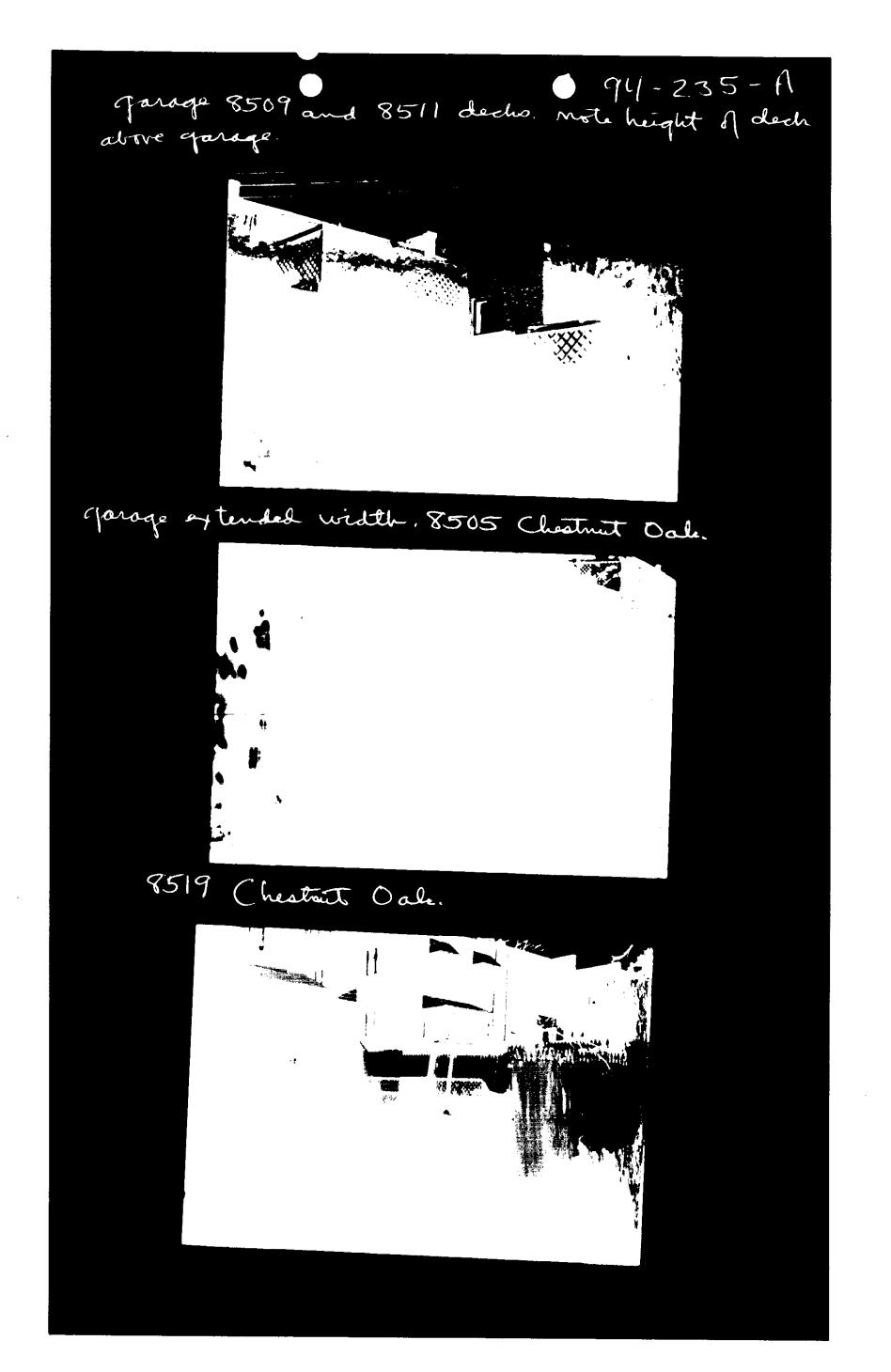
ZAC.226/PZONE/ZAC1

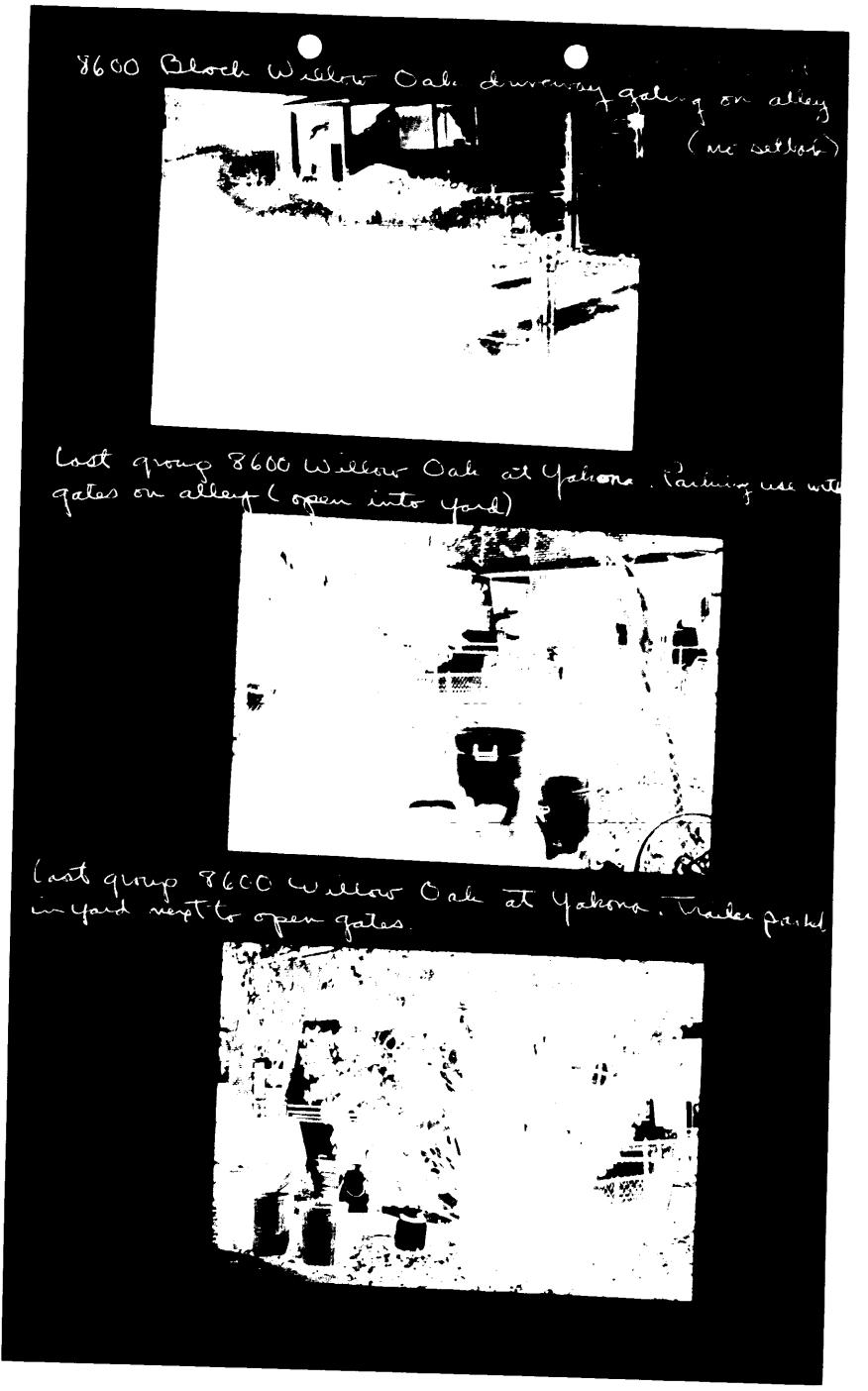
PK/JL:lw

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